



COMMUNITY DEVELOPMENT RESOURCE AGENCY

Planning Services Division

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RESIDENTIAL PROJECT PREAPPLICATION INSTRUCTIONS

The Placer County Planning Services Division accepts applications online and over the counter. To use the County's convenient automated online application system, visit the County's [Online Permit Services](#) page to get started. Alternatively, you may submit a [Universal Application](#) with the required supplemental application materials in person at the Community Development Resource Agency (CDRA) front counter. An appointment to submit your application may be made using the County's automated appointment scheduling system [here](#). Applications are also accepted without an appointment on a walk-in basis.

All supplemental application materials are required to be submitted electrically in accordance with the County's Electronic Document Submittal Requirements detailed in the [Electronic Application Filing Instructions](#), which specifies file naming conventions, formatting requirements, and file types that are accepted. For applications submitted at the CDRA front counter, all supplemental applications materials shall be delivered on a portable storage device, such as a flash drive or CD.

The following is a checklist of application materials required to submit a Residential Project Preapplication application online or at the CDRA front counter.

- ☐ Completed Universal Application (not required if application is submitted online): Select the [SB 330 Residential Project Preapplication](#) under section 1 of the application form.

This application is required for housing development projects proposing two or more units and shall be used for the purpose of satisfying the requirements of a "preliminary application". An applicant for a housing development project shall be deemed to have submitted a preliminary application upon providing all of the information detailed in the checklist instructions to the Planning Services Division including payment of the permit processing fee.

- ☐ Completed [Residential Project Preapplication Checklist Form](#).

RESIDENTIAL PROJECT PREAPPLICATION BACKGROUND INFORMATION

Applicants, please note the following:

- Submittal of a Residential Project Preapplication is voluntary and is not a required application for any residential project. A Residential Project Preapplication may be submitted for any project wishing to achieve vesting status in accordance with Senate Bill 330.
- A Residential Project Preapplication is not the same as a Predevelopment Meeting application. Predevelopment Meeting applications are required for "Major" residential projects consisting of five or more units and are designed to assist project applicants to understand the full scope of technical study requirements and California Environmental Quality Act review requirements prior to submittal of a project application. For more information, please review the Predevelopment

Meeting application instructions at this link: <https://www.placer.ca.gov/2870/Application-Fees-Forms>

Senate Bill 330

On October 9, 2019, Governor Newsom signed into law the Housing Crisis Act of 2019, also known as Senate Bill 330 (SB 330), which amended state law pertaining to residential development projects as defined in paragraph (2) of subdivision (h) of California Government Code Section 65589.5. SB 330 creates new state laws regarding the production, preservation and planning for housing. It amends the State Housing Accountability Act, Permit Streamlining Act and Planning and Zoning Law all under Title 7 of the California Government Code. The bill is in effect as of January 1, 2020 and becomes inoperative January 1, 2025.

A housing development project shall be deemed to have submitted a preliminary application upon providing a completed [Residential Project Preapplication Checklist Form](#), all supplemental preapplication materials listed therein, and the application filing fee. Provision of this information does not preclude Placer County from requesting additional information or studies at the time of application submittal for a development project that are necessary to complete a CEQA analysis.

A project that meets any of the criteria of California Government Code Section 65589.5(h)(2)(8) is subject to the provisions of SB 330 where those provisions refer to a housing development project, in accordance with the following:

1. The project is residential only and creates two or more new residential units on a project site.
2. The project is a mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the square footage of the project designated for residential use, including dwelling units and any uses accessory to the residential units.
3. The project is transitional housing or supportive housing.

The intent of SB 330 is to improve certainty in the development process and to prevent certain zoning actions that would reduce the availability of housing. SB 330 does the following:

1. Creates a new vesting process for zoning and land use ordinances, policies, and standards in place at the time that a preapplication is submitted;
2. Requires that the historic status or designation of any site for housing development project be determined at the time an application for a discretionary action is deemed complete;
3. Prohibits imposition of non-objective design review standards;
4. Clarifies the Permit Streamlining Act regarding the review of development applications for completeness;
5. Shortens required permit review timeframes and limits the number of public hearings for housing projects that meet objective zoning standards;
6. Prohibits legislative actions by a local agency that reduce total zoned capacity for housing;
7. Clarifies the circumstances under which housing development projects may have their density reduced under the Housing Accountability Act; and
8. Prohibits approval of a housing development project that results in a net loss of housing units.

RESIDENTIAL PROJECT PREAPPLICATION PROCESSING

No later than 30 calendar days after submittal of a Residential Project Preapplication, Placer County will determine in writing whether the application is complete and transmit the determination to the applicant. If the application is determined to be incomplete, the County will provide the applicant with a detailed list of checklist of items that were not completed. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which the County will determine the completeness of the application. If the application is determined not to be complete, the County will specify those parts of the application that are incomplete and will indicate the manner in which they can be made complete, including a detailed listing of information needed to complete the application.

Within 180 calendar days after submitting a complete preliminary application to the County and receipt of a written determination that all checklist items were accepted and deemed complete, the development proponent shall have 180-days to submit an application and achieve SB 330 vesting status.